

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**BOARD OF ZONING ADJUSTMENT**



Application No. 13309, of Sage Associates Limited Partnership, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3105.44 to continue to operate a parking garage in an R-5-D District in the basement of the building at the premises 2020 F Street, N.W., (Square 104, Lot 835).

HEARING DATE: January 21, 1981  
DECISION DATE: February 4, 1981

FINDINGS OF FACT:

1. The subject property is located on the south side of F Street, between 20th and 21st Streets, N.W. It is in an R-5-D zoned district at premises known as 2020 F Street, N.W.
2. The site is presently improved with a large apartment building, with an underground parking garage at the basement levels.
3. This garage has existed as a commercial facility since 1960. It was established in July of 1960 pursuant to this Board's Order No. 10250. The last approval was by Order No. 11832, dated June 12, 1975. Both of the prior cases were granted pursuant to Paragraph 3104.44 as a parking lot. Upon filing of this application, the case was determined to be a request for a parking garage. It therefore must be considered under Paragraph 3105.44 of the Zoning Regulations. The hearing of the application was delayed, in order to properly advertise the case.
4. The building is developed with approximately 280 apartment units. Pursuant to Article 72 of the Zoning Regulations, one parking space for every four units is required. The applicant must therefore provide seventy spaces for use devoted to the apartment units. There are ninety spaces provided. The applicant uses the additional twenty spaces as a commercial parking garage facility.
5. The applicant testified that the twenty spaces are rented on a monthly contract basis.
6. The hours of operation for the commercial attendant facility are from 7: a.m. to 6:p.m.
7. The property is adjoined by the George Washington University property on the north, the Associated General Contractors on the south, with other apartment buildings on F Street. Further along F Street is the General Services Administration and the Red Cross.

8. The applicant testified that there had been no complaints received on the operation of the lot. The applicant argued that the attendant's presence created a smoother flow of traffic, than would occur if there were no attendant, since in the absence of the attendant, the apartment users would have to use a card system for entrance and exit to the garage.

9. There was no report from Advisory Neighborhood Commission - 2A on this application.

10. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing Findings of Fact and the evidence of record, the Board concludes that the applicant has substantially met the requirements of Paragraph 3105.44 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the present character or future development of the neighborhood will not be adversely affected by the continued use of this small portion of the parking garage as a commercial facility. The Board further concludes that the lot is reasonably necessary and convenient to other uses in the vicinity. The continuation of this parking facility is in harmony with the general purpose and intent of the Zoning Regulations and Map. Accordingly, it is ORDERED that this application is hereby GRANTED SUBJECT to the following CONDITIONS:

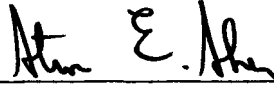
- a. Approval shall be for a period of FIVE YEARS.
- b. All areas devoted to driveways access lanes, and parking areas shall be maintained with a paving material forming an all-weather impervious surface.
- c. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- f. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the Zoning District in which the parking lot is located.

- g. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 4-0 (Douglas J. Patton, Charles R. Norris, William F. McIntosh and Connie Fortune to GRANT).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: \_\_\_\_\_

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 23 APR 1981

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.